



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
October 10, 2013
Minutes
Approved

In Attendance:

Bob Schoenberger, Sally Winterton, Joe Stoyack, Jim Dewees, John McTear, Derald Hay, Chad Adams, MaryLou Lowrie – Gilmore & Associates, Cary Vargo – Township Manager, Gwen Jonik – Secretary

Bob Schoenberger called the meeting to order at 7:37 p.m. as a quorum was present.

Conditional Use Application -- 50 Senn Drive

Applicant Craig Reed (Soccer 360) and property owner Steve Hare were in attendance. Mr. Reed explained his Conditional Use Application seeks permission to open an indoor soccer training facility at 50 Senn Drive. The training is for teams (12 students maximum) and individuals, and he'll utilize a portion of the existing warehouse space, adding restrooms, a small office and turf. Mr. Hare answered the concern about adequacy of on-site septic system that the system adequately served the previous business which had 30+ employees.

Joe Stoyack moved, seconded by Jim Dewees, the recommendation that the Board of Supervisors grant the Conditional Use Approval as submitted. The Motion carried unanimously.

Act 167 Storm Water Management Ordinance

Mary Lou Lowrie explained that adoption of the County-Wide Act 167 Storm Water Management Ordinance is required by PaDEP/EPA, in compliance with "MS4" and NPDES regulations. The proposed Ordinance is comparable to Upper Uwchlan's existing Ordinance but the requirement for storm water management measures will be when impervious coverage reaches 1,000 SF, reduced from the current 1,500 SF; and impervious coverage will accumulate going forward. Most Municipalities in Chester County are adopting the 1,000 SF, except highly populated boroughs/townships are restricting to 500 SF.

The stricter measurements have been discussed by DEP over the past 5+ years, the PaDEP approved the County's Storm Water Management Plan in July 2013, and each Municipality is to adopt an Ordinance (or revised existing Ordinance) by January 2, 2014.

Mr. Vargo added the various groups and committees who drafted the Ordinance did a thorough job representing the county-wide water quality goals, while working diligently for the regulations to be reasonable for all types of construction, and taking into account the voluminous review comments offered. We'll have to revise our existing Storm Water Management Ordinance as well as several Subdivision/Land Development and Zoning ordinances.

Bob Schoenberger advised the Commission will review the Ordinance to see how it affects existing ordinances and discuss at the November Commission meeting before making a recommendation to the Board of Supervisors.

Frame Property – Preliminary Land Development Plan

Mike Downs – Toll Bros. and Alyson Zarro – Riley Riper Hollin & Colagreco presented the Preliminary Land Development application for the Frame Property on Little Conestoga Road. The Plan has been updated to comply with the Conditional Use Approval Decision & Order and address the Township Consultants' comments during that process.

The Preliminary Land Development Plan is as follows: 61 new Lots on the parcel on the north side of Little Conestoga Road; the parcel on the south side of Little Conestoga Road will have no Lots and contain a wastewater pump station and potential storm water management facilities; 1 Lot on Green Valley Road which is the existing farmstead with 5 acres; the remainder of the parcel on Green Valley Road will be Open Space and potential storm water management facilities. Once Toll takes ownership of the property, Wise Preservation will be requested to catalog and report on the existing farmhouse structures for the Record. The Subdivision will have a boulevard-style entrance, 16' lanes on each side with a 15' median, 30' streets interior, over 15,000 SF of open space - including a Tot Lot, a storm water basin including a flat "field" area, a potential access to the Fetters property to the north, and a trail along the north side of Little Conestoga to the end of the property, then crossing to the south side of Little Conestoga to the end of that parcel.

Mike Downs advised that PennDOT is agreeable to providing a deceleration lane on the right heading west on Little Conestoga Road and the left turn lane heading east on Little Conestoga Road.

Commission members inquired of the wastewater treatment facilities involved. Mike Downs advised the pump station on the parcel on the south side of Little Conestoga will be located very close to the road, will look like a small house, pump the wastewater to the Route 100 Treatment Plant and disposal will most likely be in Ewing Tract fields.

Residents Buzz Clark, Amy Quinn and Peter Quinn share a property line with Lots 26-28 of the proposed Development and asked about what provisions are there for buffer/screening as their privacy and view will be greatly affected. They would like to be included in the public sewer facilities. Ms. Zarro advised there is a landscape buffer / easement in the Plan and they'll contact the residents to work out the details. The residents were encouraged to attend future meetings where this Plan will be reviewed and discussed.

Ms. Zarro asked the Commission to accept the Plan for review. Derald Hay moved, seconded by Joe Stoyack, to accept the Preliminary Land Development Plan submitted for consultants' review. The Motion carried with 6 in favor and 1 opposed (Winterton).

Ordinance Amendments

Cary Vargo explained an Ordinance amendment providing West Vincent Township exemption from zoning regarding the parcel they own in Upper Uwchlan adjacent to their Township Park on Route 401. Mr. Vargo provided additional information on the matter, advising that the Board of Supervisors would like to grant Municipal Exemption to West Vincent Township. The Ordinance amendment text has been revised to identify this particular parcel and clarify the exemption would be specific to West Vincent Township, as suggested by the Planning Commission. If West Vincent sells the property, this exemption would be nullified. There are several other parcels within Upper Uwchlan owned by other Townships, the County, and the State, but this exemption does not apply to those parcels.

Chad Adams moved, seconded by Sally Winterton, to recommend that the Board of Supervisors approve the Ordinance amendment. The Motion carried with 5 in favor and 2 opposed (Deweese, Stoyack).

Cary Vargo explained that the Board is interested in prohibiting open burning as we've increased yard waste disposal options through the solid waste and recycling contract in place over the past 3 years – specific curbside collection of yard waste throughout the year and a dedicated dumpster available year round. The Commission would like to see other Township's Ordinances on this subject. They do not favor a full-scale prohibition. Mr. Vargo advised an

ordinance regarding wood-fired boilers is also needed – provide for equipment standards, use within appropriate zoning districts (R-1, R-2) and address property maintenance items.

Approval of Minutes

Jim Dewees moved, seconded by John McTear, to approve as presented the minutes of the September 12, 2013 Planning Commission meeting. The Motion carried unanimously.

Open Session

Gwen Jonik commented Brandywine Conservancy will provide copies of the final draft of the Comprehensive Plan for the Commission's review prior to the November meeting. Final comments will be received at the November meeting and the Plan finalized for submission to the Board of Supervisors.

Bob Schoenberger announced the next Planning Commission meeting is November 14, 2013.

Adjournment

Derald Hay moved, seconded by Sally Winterton, to adjourn at 8:50 p.m. So moved.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary